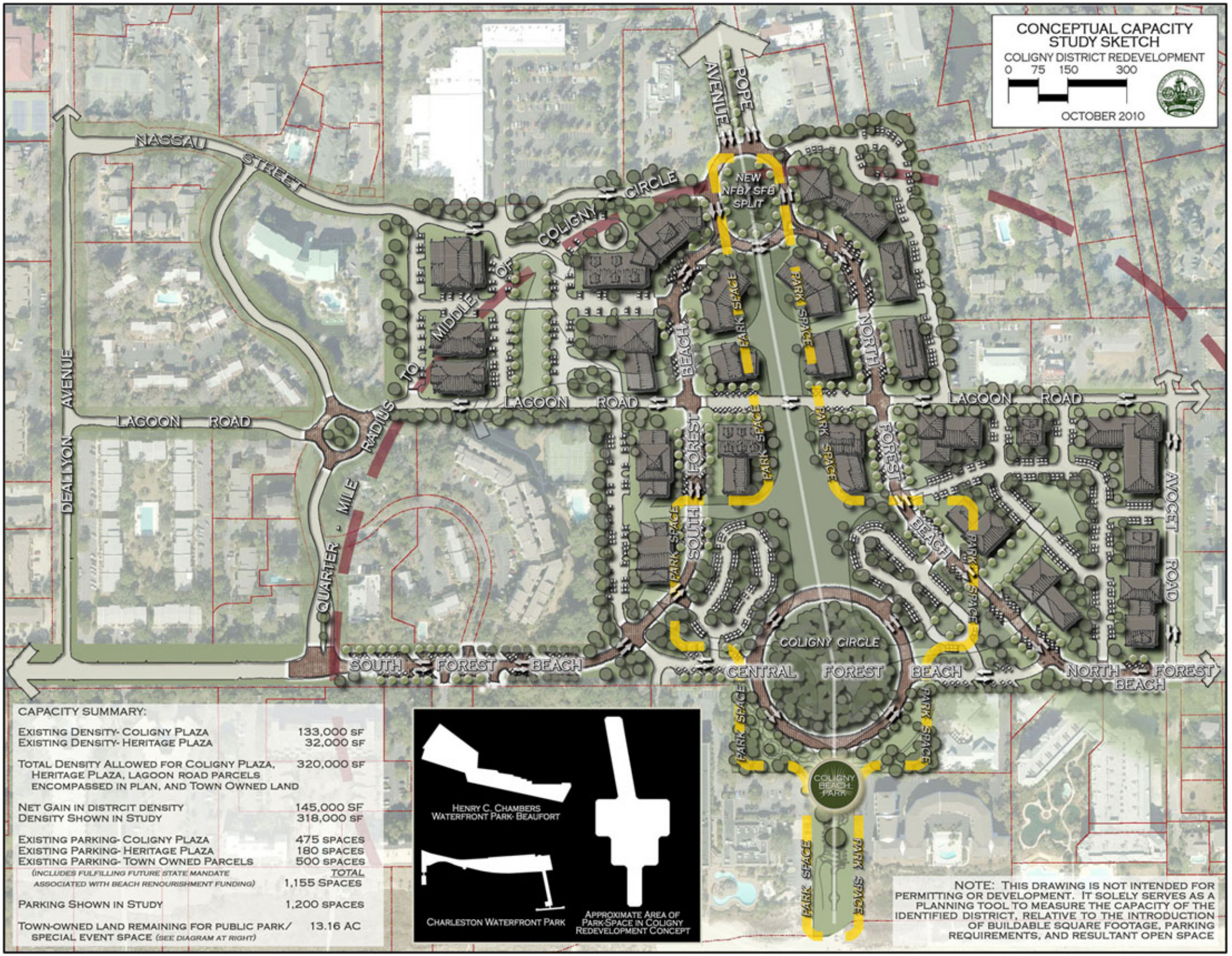


CONCEPTUAL CAPACITY  
STUDY SKETCH  
COLIGNY DISTRICT REDEVELOPMENT

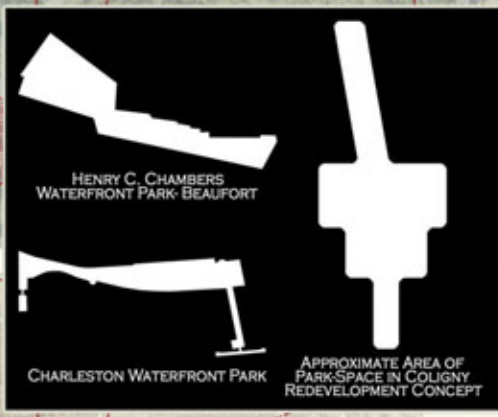
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OCTOBER 2010



CAPACITY SUMMARY:

EXISTING DENSITY- COLIGNY PLAZA	133,000 SF
EXISTING DENSITY- HERITAGE PLAZA	32,000 SF
TOTAL DENSITY ALLOWED FOR COLIGNY PLAZA, HERITAGE PLAZA, LAGOON ROAD PARCELS ENCOMPASSED IN PLAN, AND TOWN OWNED LAND	320,000 SF
NET GAIN IN DISTRICT DENSITY	145,000 SF
DENSITY SHOWN IN STUDY	318,000 SF
EXISTING PARKING- COLIGNY PLAZA	475 SPACES
EXISTING PARKING- HERITAGE PLAZA	180 SPACES
EXISTING PARKING- TOWN OWNED PARCELS	500 SPACES
(INCLUDES FULFILLING FUTURE STATE MANDATE ASSOCIATED WITH BEACH RENOURISHMENT FUNDING)	TOTAL 1,155 SPACES
PARKING SHOWN IN STUDY	1,200 SPACES
TOWN-OWNED LAND REMAINING FOR PUBLIC PARK/ SPECIAL EVENT SPACE (SEE DIAGRAM AT RIGHT)	13.16 AC



NOTE: THIS DRAWING IS NOT INTENDED FOR PERMITTING OR DEVELOPMENT. IT SOLELY SERVES AS A PLANNING TOOL TO MEASURE THE CAPACITY OF THE IDENTIFIED DISTRICT, RELATIVE TO THE INTRODUCTION OF BUILDABLE SQUARE FOOTAGE, PARKING REQUIREMENTS, AND RESULTANT OPEN SPACE